

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, October 22, 2015

Present: Mark Trivella, Chairman
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
John Sullivan, Member

Absent: Roberta Boe, Member
Jim Bobinski, Member
Robert Mileti, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Connor, Mr. Sullivan, Mr. Fabbri, Mr. Bobinski, and Mr. Mileti.
3. **Approval of Minutes 10/18/15:** Motion by Mr. Sullivan, 2nd by Mr. Fabbri to accept the minutes from 10/18/15. Motion carried unanimously.
4. **Old Business:**
 - a. Applicant: Nadeem Khalid
Location: 154 South Main Street
Proposal: 16' x 28' addition to convenience store/gas station

Nadeem Khalid, ARK Construction and Maintenance Company, LLC, was present representing Mir Sabbir Ahmed, MSA Real Estate, LLC, to discuss a 16.3' x 25.5' addition to the currently vacant convenience store/gas station at the corner of Cook Street and South Main Street. The property is to be re-opened after the addition is built as a Vallerio Gas Station. The Committee reviewed a revised plan titled, "Zoning Location Survey, Prepared for #154 South Main Street, Torrington, Connecticut," by Flynn & Cyr Land Surveying, LLC, dated, 9/2/15. The applicant appeared at the 10/18/15 ARC Meeting and the matter was tabled. Mr. Khalid was asked to bring samples of the materials to be used on the exterior of the addition. The Committee had also suggested the main building exterior be updated and improved in conjunction with the addition and that the building addition on the South side be shortened to accommodate the dumpster. The Committee reviewed the revised plans that incorporated the previous suggestions. Additional information on signage for the Gas Canopies and building was submitted. The facade of the main building and addition will have "Rocky Mountain Clay" Exteria Brand simulated brick veneer below the windows at a uniform height around the front and north elevation of the building. The applicant agreed to add additional windows facing South Main Street. Mastic "Wicker" colored vinyl siding will be used. The Valero signs for the free standing sign, building and canopy were reviewed. Low profile landscape plantings will be added to the property along with a new sidewalk on Cook Street.

The existing under canopy lights will be replaced with energy efficient LED lights. Only full-cut off light fixtures will be used on the building and in the parking lot. The applicant agreed to put an address on the main building for 911 purposes. Motion by Mr. Trivella, 2nd by Mr. Sullivan to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:30 p.m.

Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants, Planning and Zoning Commission